

THE HARTFORD BUILDING



3101 WILSON BLVD | ARLINGTON, VA 22201

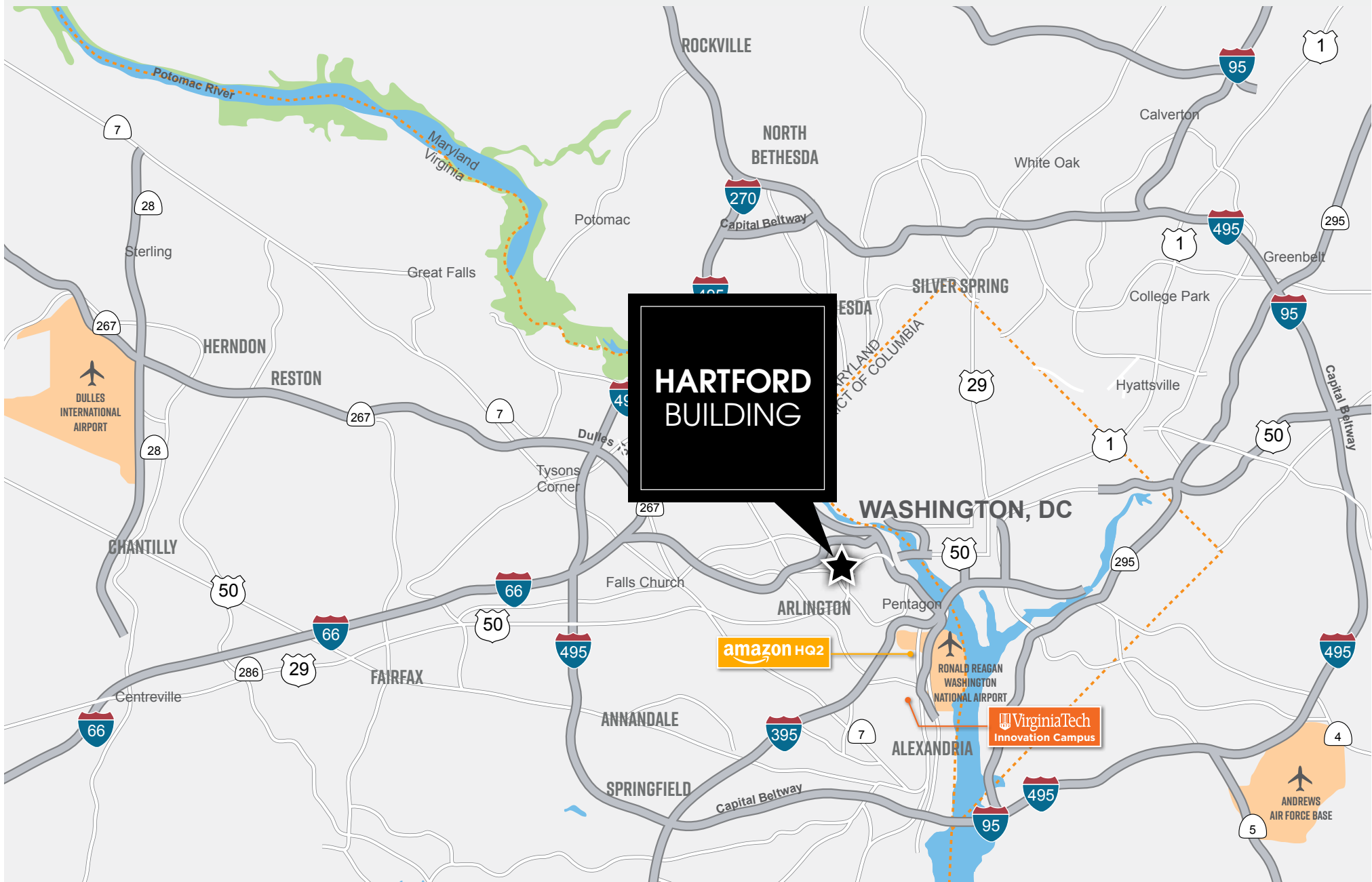
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#Clarendon



BECAUSE **LOCATION** IS EVERYTHING



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AERIAL VIEW



THE MARKET COMMON



The Container Store

POTTERY BARN®

WILLIAMS-SONOMA



Dining



School
Learning Center



Retail



Dry Cleaners



Gym



Optometrist



Bank

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IT'S A **LIFESTYLE**

Located in the heart of Clarendon and directly across the street from Metro

Unique dining and shopping hotspots right outside the door

Less than 5 minute walk to Market Common Clarendon

Rooftop bars, numerous restaurants and high-end retail

A walkers paradise for errands, events and socializing

Nearby parks and trails



Directly Across From Metro



IN-BUILDING **AMENITIES**

Unprecedented visibility

Private rooftop terrace with expansive views for corporate entertaining

Tenant only fitness center

On-site parking facility

Secure bike storage

On-site car detailing and vacuuming

Electric car charging stations



Rooftop Terrace



Bike Locker



Fitness Center

HARTFORD **STACKING PLAN**

9	Leased		
8	Leased		
7	Vacant · 24,550 SF		
6	Leased		
5	Leased	Vacant · 5,340 SF	Vacant · 3,149 SF
4	Leased		
3	Leased		
2	Leased	Vacant · 4,572 SF	Vacant · 4,005 SF
1	Leased		

Leased

Available

*Available spaces can be combined



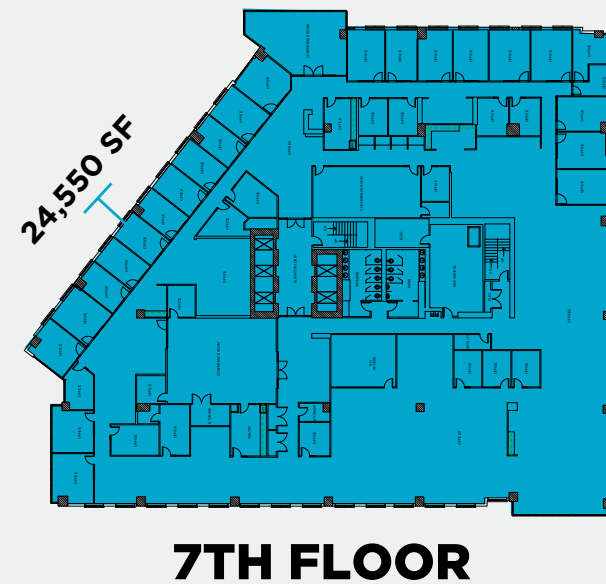
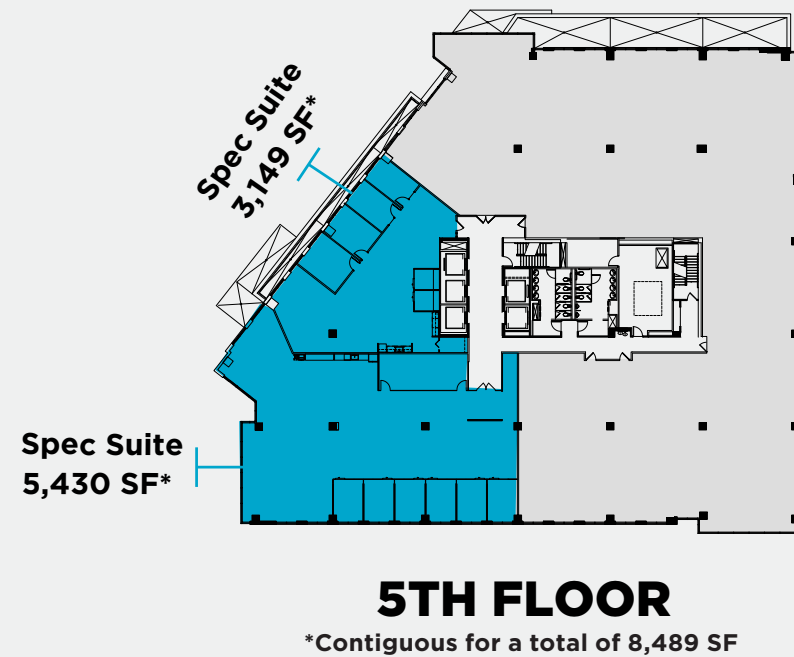
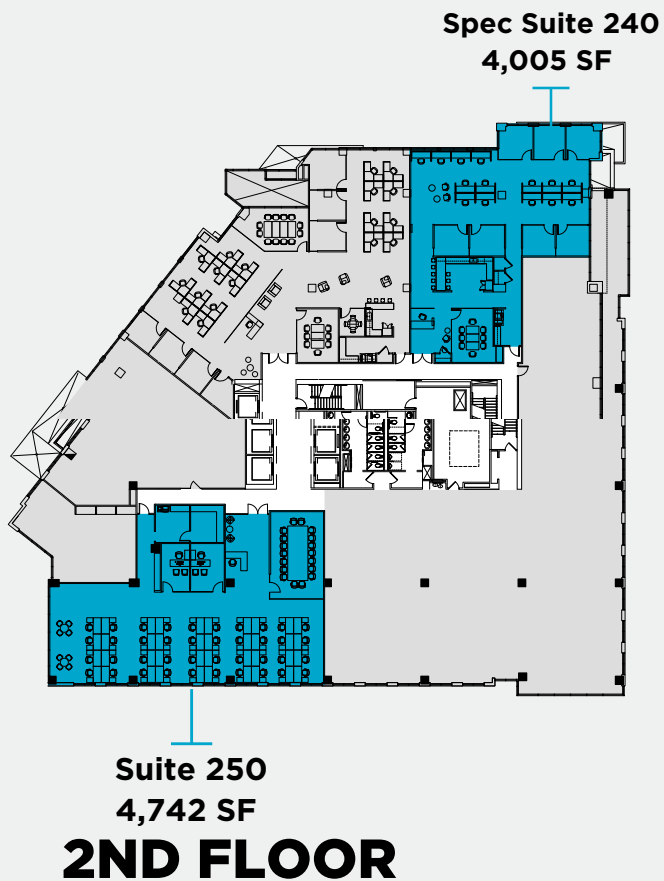
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HARTFORD FLOOR PLANS



HARTFORD BUILDING SPECS

THE HARTFORD BUILDING

» 3101 Wilson Boulevard
Arlington, VA 22201

212,093 SF

9 STORIES

9' CEILING HEIGHT

LEED GOLD

TYPICAL FLOOR 24,550 SF

HVAC:

» State-of-the-art outside air system

5 TRACTION ELEVATORS

PARKING

» 431 spaces; 2/1,000 RSF
» 3 levels of structured parking below the building



LEASING INFORMATION

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